



Minutes of the meeting of the Full Council held on Wednesday 11th December 2024 at 19:30, Winterton Hall, Plaistow.

Attendees Parish Councillors: Paul Jordan (Chair); Doug Brown; Rick Robinson; Sarah Denyer; Jane Price; Andrew Woolf; Nicholas Taylor. CDCs Gareth Evans & Charles Todhunter; WSCC Janet Duncton (arrived during C/151/2024 and left after C/151/2024). Two members of the public. Jane Bromley, Parish Council Clerk.

C/147/2024 **Apologies for absence:** Apologies received and accepted from Cllr Sophie Capsey and Cllr Phil Colmer. WSCC Janet Duncton apologised she would be late.

C/148/2024 **Disclosure of Interests:** None.

C/149/2024 **Minutes: RESOLVED** to approve the Minutes of the Parish Council meeting held on [13th November 2024](#) and to sign via Secured Signing in accordance with Standing Order 12(g).

C/150/2024 **Public Forum:** No speakers.

C/151/2024 **To receive reports from [County](#) and [District Councillors](#)**

Recommendation: - To give an opportunity to receive an update from Councillors at a District and/or County level on business and activities that affect Plaistow and Ifold Parish and the local area.

District Councillors confirmed that as a result of the Stubbcroft appeal it has been necessary to update and consult upon the Local Plan Flood Risk Assessment. The "Post Hearing Letter" from the Examiner was not expected until January 2025.

The Foxbridge Golf Club [22/02346/OUT](#) application is still pending and following an Appropriate Assessment by CDC further information has been requested with regard to water neutrality. A Committee decision is not expected before February 2025.

West Sussex County Councillor had made a representation at a recent County Council meeting regarding the ability to vote on matters arising in the County Council meetings via proxy. She was firmly against this proposal.

Parish Councillors pointed out two local flood issues at Shillinglee and the Loxwood Rd near the Chalk Rd, Ifold, the WSCC Councillor would highlight these to WSCC Highways.

The 7.5 tonne vehicle limit on the Dunsfold Rd over the border into Surrey had been highlighted to WSCC Highways and they were discussing this issue with a view to imposing the same restriction across the border into Wets Sussex.

C/152/2024 **Planning Matters**

See Clerk's Report

152.1 Recommendation: - to note any update.

1. Crouchlands Appeal Hearing, [decision](#).

Key Issues Considered:

Location and Accessibility: The site is remote, lacks adequate sustainable transport links, and does not align with local spatial strategies aimed at directing development to accessible locations.

Landscape Impact: The proposed developments would significantly alter the rural character, with adverse effects on the landscape, despite some visual mitigation measures.

Design and Layout: While partially aligning with national design guidelines, the proposals lack a coherent sense of place and include elements discordant with the local vernacular.

Environmental Concerns:

Water Neutrality: Unable to demonstrate compliance due to the lack of established offsetting mechanisms for water use, raising concerns about the impact on protected habitats.

Flood Risk: Parts of the site are prone to surface water flooding, and no sequential test was conducted to prioritize development in lower-risk areas.

Heritage Assets: Minor harm to local heritage, including the setting of a Grade II listed building, was noted.

Highway Safety: While several road safety concerns were unresolved, they were deemed potentially addressable with further planning.

Agricultural Viability: The remaining farming operations were considered viable and not prejudiced by the proposals.

Overall Conclusions:

The proposals conflicted with several local and national planning policies, including those related to sustainable transport, landscape preservation, heritage conservation, and environmental protection.

Benefits such as housing supply and rural economic development did not outweigh the identified harms.

The appeals were dismissed, citing the substantial adverse impacts and lack of compliance with critical planning and environmental criteria.

2. Local Plan Examination.

The update for the Local Plan is contained in the District Councillor report C/151/2024.

RESOLVED as noted.

152.2 Neighbourhood Plan

1. **Recommendation:** - To note the update and to arrange a Working Group Meeting.

RESOLVED as noted and a meeting to be held in January 2025 date to be confirmed. In the meantime, an article to be considered and written by the Clerk for the newsletter to be published in the early new year.

152.3 Martin Grant Consultation on Planning Proposal for Land at Loxwood Place.

1. **Recommendation:** - To consider and approve wording for an approach to Loxwood Parish Council and their NP Steering Group regarding the location of this site.

RESOLVED to authorise the Clerk to write to the Loxwood Parish Council.

C/153/2024 Financial Matters

See Clerk's Report

153.1 Cyber Insurance premium £308

Recommendation: That this be policy be continued.

RESOLVED to continue with this policy and to pay the premium due.

153.2 Financial Reports for November - December 2024

Includes income and expenditure between 16th November – 15th December 2024 (to be circulated separately) and [bank reconciliations to 30th November 2024.](#)

Recommendation: - To receive, review and note the financial reports and appoint signatories for the order for payments and authorising bank BACS payments.

RESOLVED as noted and approved with the following signatories appointed for the order for payments (Cllr Price, and Robinson) and for the Bank BACS payment signature (Cllr Woolf).

153.4 Precept 25-26

Recommendations:

- To note the update regarding the renovations of the Fingerposts at Todhurst Meadow and Common House Lane for consideration for the precept calculations.

RESOLVED to carry out one restoration in the current precept year and budget for the second in the 2025-26 precept year.

- To note the update regarding the siting of the Beacon on Plaistow Green for consideration for the precept calculations.

RESOLVED not to proceed with the permanent location for the Beacon.

153.5 Quotes

Recommendation for approval or discussion:

- Chestnut Stakes for Dead Hedge. £59.25
- Odd job man to put in 15 stakes for Dead Hedge £220.00 or the working group to carry out this work.

RESOLVED to purchase the stakes for £59.25 but for the Working Group to install.

C/154/2024. **Play Parks**

See Clerks Report

154.1. Kelsey Hall Playpark: See update.

Recommendation: - to receive an update on this project and consider the Recommendation from the Playpark Working Group with a view to proceeding with this project.

- The Playpark and fencing to be installed and then gifted to Kelsey Hall Trust.
- Prior to construction works the trees to be surveyed and any works carried out.
- A bin and new bench and bike rack to be provided.
- Ongoing maintenance and contractor inspection costs and repairs to be met by the Parish Council.
- Ongoing tree safety inspections and works to be met by the Parish Council.
- Insurance and ground maintenance the responsibility of the Trust.
- Monthly safety checks the responsibility of the Trust.
- Emptying of bin, the responsibility of the Trust.
- The existing sign within the play area to be moved by the Trust
- Redundant paving slabs around trees and bench to be moved by the Trust.
- Ongoing discussion biannually and a 10 year re discussion of arrangements period stipulated.

RESOLVED to approve the recommendations and proceed.

154.2 Funding: Discussion.

A funding opportunity may present itself with CDC. A discussion regarding possible funding may not to take place until CDCs current round of funding in January 2025 is complete. Further funding opportunities would be investigated.

C/155/2024 **Ratify Clerk's Decision(s) since last meeting – [Scheme of Delegation](#)**

Recommendations: - To note and ratify the following decision(s) made by the Clerk pursuant to paras 3.1.2, 3.1.3, 3.1.5, 3.1.6 of the Scheme of Delegation: -

- Amazon.co.uk Purchase of Ink £120.05 gross for office printer.

RESOLVED As approved.

C/156/2024 **Clerk's update & items for inclusion on a future agenda**

See Clerk's Report

Recommendation: - To receive general updates and resolve to add any matters arising to a future agenda in relation to: -

156.1 Winter Newsletter: The newsletter is to be produced by Cllr Taylor over the Christmas period and articles to be sent to him ahead of Christmas.

156.2 Tennis Courts: Legal advice to be sought regarding the obligation to renew the lease using the Landlords Tenant Act 1954 reference.

156.3 Cyber Training: Cllr Denyer would like to attend the training, and the Clerk would advise her of available dates.

156.4 Orchard Trees Nell Ball. Update. The grant for the trees and equipment had been approved by CDC and the Clerk would purchase the trees and claim back the funds. A date of 18th December had been earmarked for planting if the trees could be delivered in time. The school garden club would plant one of the trees in the New Year to be organised by Cllr Denyer. On the day of planting leaflets would be put through the doors of near neighbours to advise them of what was being planted.

RESOLVED as noted.

C/157/2024. **Correspondence**

See Clerk's Report

- None to highlight this month.

C/158/2024 **Items for Church Newsletter.** Orchard Trees, Fingerpost renovations. Dead Hedge. Snow clearance provision.

C/159/2024 **Date of next meetings**

Recommendation: - To note the dates of forthcoming meetings:

- Finance Working Group Budget Setting 17th December Winterton Hall- 7.30pm
- Planning & Open Spaces Committee 8th January 2025 Kelsey Hall- 7.30pm
- Finance Committee 14th January 2025 Kelsey hall- 7.30pm
- Full Council 15th January 2025 Kelsey Hall- 7.30pm

The meeting closed at 8.30pm